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REPORT
CONTAINER STORAGE AREA
BUILDINGS 17 AND 39
FOR
HILLMAN PROPERTIES NORTHWEST, INC.
VANCOUVER, WASHINGTON

DECEMBER 29, 1988
JOB NO. 17809-001-005

Dames & Moore



PORTLAND, OREGON





DAMES & MOORE

A PROFESSIONAL LIMITED PARTNERSHIP

1220 S.W. MORRISON ST., SUITE 404, PORTLAND, OREGON 97205-2260 (503) 228-7688

December 29, 1988

Hillman Properties Northwest, Inc.
900 North Tomahawk Island Drive Way
Portland, Oregon 97217

Attention: Mr. Douglas A. Hardesty
Vice President

Container Storage Area
Buildings 17 and 39
2000 East Columbia Way
Vancouver, Washington
Job Number: 17809-001

Dear Mr. Hardesty:

INTRODUCTION

This report presents the results of our professional engineering activities and observations during the closure operations at the container storage area in Buildings 17 and 39, Columbia Industrial Park (CIP), 2000 East Columbia Way, Vancouver, Washington. This report also provides certification of the closure by an independent registered professional engineer in accordance with the requirements of 40 CFR 265.115 and WAC 173-303-610.

DISCUSSION

Our independent engineering certification of the storage area closure is based on:

- ° a review of the approved Closure Plan, dated September 16, 1988;
- ° periodic site observations by Dames & Moore personnel and by the certifying engineer; and
- ° review of field memoranda and records of telephone conversations by other Dames & Moore personnel involved with the closure.

In early September 1988, Dames & Moore staff personnel observed site conditions in Building 39 and noted the presence of approximately 200 5-gallon waste paint buckets containing lead-based paint residue and 12 55-gallon drums containing wash water from the cleaning of the 200 buckets.



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Dames & Moore personnel visited Building 39 and Building 17 on September 14, 1988, to assess whether storage of buckets and/or drums had resulted in releases to or contamination of those buildings.

At Building 39, visual observations were made of the bucket and drum storage area, the adjacent parking lot, and surface drains in the parking lot. No evidence of leakage or contamination was observed in the storage area, parking lot, or drains. No waste-related surface deterioration was observed, nor were any cracks located in concrete or asphalt surfaces that were identified as potential migration pathways.

At Building 17, visual observations were made of the drum storage area, and nearby storm drains. No evidence of waste leakage from the drums was observed. The three drums previously stored on the site contained contaminated soil and clothing. No waste-related surface deterioration was observed, nor were any cracks observed that could be potential migration pathways. Minor oil stains from equipment used in Building 17 was observed, but no contamination related to the drummed waste was found.

Photographs of Building 17 and Building 39 are presented in Appendix A. A completed closure checklist for each container storage area is included in Appendix B.

On September 16, 1988, the remaining waste paint buckets, 55-gallon drums, and associated materials were removed from Building 39 and disposed at an approved hazardous waste facility. Waste manifests for this material are included in Appendix C.

Dames & Moore personnel made a final observation of both sites on September 29, 1988; no signs of contamination were noted.

In response to an EPA request, Dames & Moore conducted a soil sampling program at the Columbia Industrial Park, Building 39, on November 29, 1988. Sampling locations were selected to evaluate potential soil contamination from lead paint sludge containers stored in the parking lot west of Building 39.

Three surface soil samples were collected from a landscaped area adjacent to the storage area (Figure 1). Holes were dug with a stainless steel spoon to a depth of one foot below the surface (exclusive of cover material). The sampled material was compacted sand. For each sample, material was removed from the side of the hole, composited on a clean plastic sheet, and placed directly in clean glass sample jars with Teflon lids. Sampling implements were washed with a solution of Alconox and water and rinsed with deionized water prior to collecting each sample. Samples were transferred to the laboratory under fully executed chain-of-custody documentation and analyzed for total lead. Sampling activities were documented by field notes made at the time of sampling.



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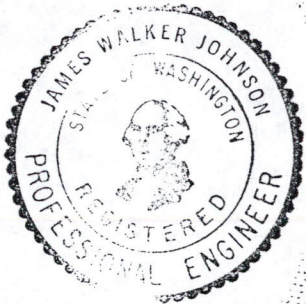
Sample analysis results are reported in Appendix D. Lead was not detected in any sample.

CERTIFICATION OF CLOSURE

As an independent registered professional engineer engaged to certify closure operations pursuant to 40 CFR 265.115 and WAC 173-303-610, I hereby attest, based on my visit to both sites, a review of pertinent closure information/operations, and the closure plan submitted by Hillman Properties Northwest, Inc. on September 16, 1988, that the container storage areas in Building 39 and Building 17 have been closed in accordance with the specifications of the approved Closure Plan.

Very Truly Yours,

DAMES & MOORE



James W. Johnson
James W. Johnson, P.E.
Senior Engineer

Kim L. Marcus

Kim L. Marcus
Project Manager

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